

भाग 2

५ प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उप निबंधक सदर पंचम
गाजियाबाद

क्रम संख्या 2025140014241

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 07/07/2025

प्रस्तुतकर्ता या प्रार्थी का नाम अनुज कुमार शर्मा एड

लेख का प्रकार: मुआयना 2014 वर्ष से 2025 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तनाश शुल्क
4. मुद्रातार के अधिग्रामार्थी करण निया शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक शुल्क

1 से 6 तक का योग 100

शुल्क वम्ल करने का दिनांक 07/07/2025

दिनांक: जब नेख प्रतिलिपि या तनाश 07/07/2025

प्रमाण पत्र वापस करने के निया तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

भुगतान पावती
 उत्तर प्रदेश सरकार
 निबन्धन कार्यालय - भुगतान पावती

आवेदन संख्या : 2202514000310
 आवेदन तिथि : 07/07/2025
 आवेदक का नाम : अनुज कुमार शर्मा एड
 मोबाइल संख्या : 9810963670

भुगतान का विवरण

भुगतान विधि : ई भुगतान
 पंजीकरण राशि : 100
 चालान संख्या : NIB250574372
 भुगतान तिथि : 07/07/2025
 भुगतान पावती संख्या : 202514000287
 प्राप्तकर्ता का नाम : विजय सिंह .

(प्राप्तकर्ता का हस्ताक्षर)

(आवेदक का हस्ताक्षर)



कार्यालय उप निबंधक सदर पंचम गाजियाबाद जनपद गाजियाबाद

आवेदन संख्या 2202514000310

प्रमाण संख्या 22025140006287

भार मुक्त प्रमाण-पत्र (रजिस्टरेशन के नियम 328)

श्री. अनुज कुमार शर्मा एड पुब्लिक आनन्द स्वरूप शर्मा तहसील गाजियाबाद जिला गाजियाबाद ने निप्रालिखित संपत्ति से सम्बन्धित प्रपत्रोंद्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथमिक पत्र प्रस्तुत किया है।

संपत्ति का ग्राम/पोहल्ला - सिदार्थ विहार योजना, वार्ड/परगना- प्रताप विहार, आवासीय मैसर्स एस जी एस के स्ट्रक्चर एण्ड डिवलपर्स प्राइवेट लिमिटेड, खसरा नं 44 मि 0 व 45 स्थित ग्राम शाहपुर उर्फ मिठेपुर तहसील व जिला गाजियाबाद व खसरा नं 123 व 124 व 125 व 126 विवरण व 129 स्थित ग्राम मिर्जापुर तहसील व जिला गाजियाबाद,

मै एतद्वारा प्रमाणित करता हूँ कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की ताला दिनांक 01/01/2014 से दिनांक 07/07/2025 तक उक्त संपत्ति के सब्जेक्ट में की गयी जिसमें निप्रालिखित भार पाये गये।

कोई भार नहीं पाया गया

दिनांक 07-07-2025

नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्वारे के आधार पर हैं और रजिस्ट्रीकॉर्ट लेखपत्र में संपत्ति को आवेदक द्वारा आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।

2. वर्णित ताला कार्यालय द्वारा व्यवसंग व सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदाती नहीं होगा।

3. इस प्रमाण-पत्र में उन लेखपत्रों से सम्बन्धित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।

4. यह प्रमाण-पत्र किसी संपत्ति के खल्त का प्रमाण नहीं है।

5. प्रमाण पत्र से तात्पर्य बंधक कर्ता से है और द्वितीय पक्ष से से तात्पर्य बनाकरी से है।

तालाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: उपनिबंधक पंचम शितलेश दोहरे।

मिलान करने वाले निबन्धन लिपिक: लिपिक विजय कुमार सिंह।

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by SHITLESH
DOHARE
Date: 2025.07.07
15:35:11 +05'30'

उप निबंधक सदर पंचम
गाजियाबाद

प्रिंट करें





**ANUJ KUMAR SHARMA
(ADVOCATE)
Enrollment No. UP06509/08,
Dated-15.11.2008**

**Chamber No. 81
Tehsil Compound Ghaziabad
Mob. No. 9810963670**

NON-ENCUMBRANCE CERTIFICATE

1. Description of Property:

Land admeasuring 1.7589 Hectares or ~4.3463 Acres comprised in Khasra Nos. 44M (0.448 Ha), 45 (0.177 Ha), of Village Shahbad alias Mitthepur, and Khasra Nos. 123 (0.139 Ha), 124 (0.228 Ha), 125 (0.355 Ha), 126 (0.352 Ha), and 129 (0.0592 Ha), of Village Mirzapur, Tehsil & District Ghaziabad (U.P.) admeasuring in the aggregate (hereinafter referred to as "**Land**")

2. Search in Office of the Sub-Registrar-V, Ghaziabad, Uttar Pradesh:

An inspection was carried out vide application no. 2202514000310 dated 07.07.2025 in the office of the Sub Registrar-V , Ghaziabad, the following facts were revealed:

(ii) As per non encumbrance certificate bearing no. 22025140000287 dated 07.07.2025 issued by the Sub Registrar-V , Ghaziabad, no mortgage has been found in respect of the said land and the copy of the same was obtained and annexed herewith as Annexure-1, receipt in original, dated 07.07.2025 is annexed herewith as Annexure-2.

3. ROC Report:

As per ROC Report, no Charge has been created in respect of the said land on the MCA Common Portal. However, it is pertinent to note that the Co-Promoter Prestige Projects Private Limited, has created an equitable mortgage by way of depositing title deeds in favour of ICICI Bank as a term loan for a tenure of 39 months.

Observations and Conclusion:

Other than the aforesaid term loan and equitable mortgage in favour of ICICI Bank, there are no other encumbrances, liens, or charges existing on the property as per the records examined by me.

Date:07.07.2025

Anuj Kumar Sharma
Advocate
ANUJ KUMAR SHARMA
ADVOCATE
CHAMBER NO. 81, TEHSIL COMPOUND, GHZIABAD

SGS Construction & Developers Private Limited

R-10 Green Park (Main), New Delhi – 110 016
CIN:U40101DL2001PTC112938 Tel: +91-11-41552525 Email:
info@thesgsgroup.in

Form RA-8

Affidavit for Declaration on Credit Facilities Availed for the Project

To

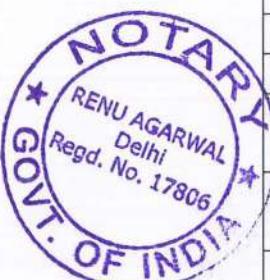
The Secretary,
Uttar Pradesh Real Estate Regulatory Authority,
Naveen Bhavan, Rajya Niyojan Sansthan,
Kala Kankar House, Old Hyderabad, Lucknow-226007.

Sub: Affidavit/Declaration on Credit Facilities Availed for the Project

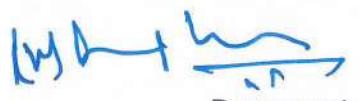
1. I, K. V. S. Swarup Kumar, authorized Signatory of the SGS Construction & Developers Pvt. Ltd., the Promoter of the proposed project/ duly authorised by the promoter of the proposed project, do hereby solemnly declare, undertake and state that as on date given in verification below the following credit facilities (secured/unsecured) have been availed by the (co-promoter) i.e. Prestige Projects Private Limited, for proposed project EWS City-2 (PMAY) is being developed by SGS Constructions & Developers Pvt. Ltd., (Promoter), details of mortgage are as under:

Details		
a.	Name of the Lender	ICICI Bank
b.	Address of the Lender's Office/Branch	Sobha Peral, Floor No.6, Commiserate Road, Bangalore-560025
c.	Date of Borrowing/First Disbursement	11-07-2024 and 24-07-2024
d.	Amount Sanctioned for the project "City-2"	Rs. 162 Crore
e.	Amount Disbursed to for the project "City-2"	Rs. 162 Crore
f.	Outstanding Amount as on date of affidavit	Rs. 75.57 Crore
g.	Details of Project Assets given as Mortgage/Security	Land for City-2 Project i.e. 26.99 Acres
h.	Area for EWS City-2(PMAY) Project	4.346 Acres (approx.)
i.	Proportionate Amount of Mortgage/Security toward EWS City-2 (PMAY) Project	Rs. 26.09 Crore

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2. I undertake that funds from the declared credit facility will be deposited in the separate account only by the Co-Promoter.
3. I also confirm that the certificate given by the Chartered Accountant (UDIN No. 25071353BQJYJG8382) M/s. PKMB and Co., Chartered Accountants, FRN: 00531N, through its Partner Jyoti Kumar Jain, Membership No. 71353, certifying all the borrowings on dated, as required under the para 10(ii) of the Project Account Directions issued by U.P. RERA is enclosed with this affidavit
4. I confirm that the certificate issued by the leading bank/institution, namely ICICI Bank as required under para 10(ii) of the Project Account Directions issued by the U.P. RERA is also enclosed with this affidavit.



Deponent

Verification:

01 SEP 2025
The contents of this Affidavit-cum-Declaration are true and correct and nothing material has been concealed by me therefrom.



Deponent

ATTESTED
NOTARY PUBLIC
(INDIA)

01 SEP 2025



CHARTERED ACCOUNTANT'S CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

This is to certify that we, the undersigned, have examined the records, loan sanction letters, mortgage/charge documents, disbursement advices, loan account statements, and other relevant books of account and papers in respect of the credit facilities availed by Prestige Projects Private Limited (Co-Promoter) for the project "EWS City-2" wherein SGS Construction & Developers Pvt. Ltd. is the promoter.

On the basis of such verification and as per information and explanations provided to us, we hereby certify the following:

Details	
a.	Name of the Lender
b.	Address of the Lender's Office/Branch
c.	Date of Borrowing/First Disbursement
d.	Amount Sanctioned to Prestige Projects Private Limited for the project "City-2"
e.	Amount Disbursed to Prestige Projects Private Limited for the project "City-2"
f.	Outstanding Amount as on date of affidavit
g.	Details of Project Assets given as Mortgage/Security
h.	Area for EWS City-2 Project
i.	Proportionate Amount of Mortgage/Security toward EWS City-2 Project

Basis of Apportionment

1. The entire land admeasuring 26.99 Acres is mortgaged to the Lender as security for the aforesaid facility.
2. Out of this, 4.346 Acres (approx.) is earmarked for EWS City-2 Project in compliance with applicable laws.
3. Mortgage/Security apportioned towards the EWS City-2 Project has been computed proportionately based on the ratio of EWS land area to the total project land area.

Proportionate Mortgage/Security for EWS City-2 Project: Rs.26.09 Crore



Certification:

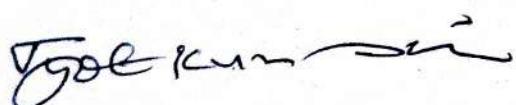
We further certify that:

1. The aforesaid credit facilities have been raised only by the (Prestige Projects Pvt. Ltd., and the mortgage value attributable to the EWS City-2 portion has been calculated on a proportionate land area basis.
2. The above details are true and correct to the best of our knowledge and belief based on verification of records, documents, and information provided by the management.
3. This certificate has been issued at the specific request of the Promoter and Co-Promoter for submission to the U.P. Real Estate Regulatory Authority in compliance with the Project Account Directions.
4. The apportionment of Mortgage/Security does not affect the rights of the lender, and this certification is only for regulatory/statutory compliance purposes.

For PKMB and Co.

(Chartered Accountants)

Firm Registration No. 00531N



(Signature with Seal)

Name of Partner: Jyoti Kumar Jain

Membership No. 71353

UDIN: 25071353 BQJ YJG 8382



Place: Noida

Date: 31/8/2025

The Technical Advisor,
Uttar Pradesh Real Estate Regulatory Authority,
Naveen Bhavan, Rajya Niyojan Sansthan,
Kala Kankar House, Old Hyderabad,
Lucknow - 226007 Uttar Pradesh

Dear Sir,

Sub: - Loan Disbursement of Rs. 400 Crores
Ref: - Sanction No. CAL38154354304 dated 12th Jul 2024

This letter is issued in reference to the credit facilities sanctioned against the mortgage of the property being Kh. No.1 to 6, 6P, 7, 8, 16, 17, 18M, 19P, 20M, 21P Village Akbarpur Behrampur, Kh.No 46 to 49 shahbad urf Mithepur KH No. 126 to 137 of Mirzapur Village, Kh. No.4 , 7 to 10, 13, 15, 16, 21P, 22 to 24 of Akbarpur Behrampur, Kh No 44M, 45 Village Shahbad urf Mithepur, Kh No.113p, 114P, 115P, 116M, 117P, 118m, 119, 120, 121P, 123 to 127, 129, 136 to 140, 141P, 142 Village Mirzapur, Kh no. Plot No. Kh. No.10, 11, 12, 14, 22, 23, 24, 28M, 29P, 30P, 31P, 32P, 33P & 45M, Village- Akbarpur & Behrampur, Kh.No. 164M, 165M & 166P Village Mirzapur Ghaziabad the piece and parcels of land admeasuring in the aggregate 62.71 acres situated at villages Akbarpur Behrampur, Mirzapur and Shahbad alias Mithepur, Ghaziabad, Uttar Pradesh.

We have sanctioned a rupee term loan facility ("RTL") of ₹ 400.0 crores under the captioned sanction letter which shall be utilized towards cost and expenses in ongoing projects and upcoming projects of Prestige Projects Private Limited.

We hereby confirm that the RTL of ₹ 400.0 crores has been sanctioned and disbursed on the security over the above-mentioned property by way of mortgage and the indicative value of the parcels are referred in the below table:

Project	Value
Mulberry at The Prestige City	INR 171.0 crores
Oakwood at The Prestige City	INR 162.0 crores
Mayflower at The Prestige City	INR 67.0 crores



Mr. S. Shobha Pearl,
Commissariat Road,
CRFG Department,
Bangalore - 560 025,
Karnataka, India.

Website www.icicibank.com
CIN :L65190GJ1994PLC021012

Regd. Office : ICICI Bank Tower, Near C
Old Padra Road, Vadod
India.

Corp. Office : ICICI Bank Towers, Band
Complex, Mumbai 400001